

Official Minutes of the City of Cottonwood
Planning & Zoning Commission Regular Meeting
Held, May 16, 2016, at 6:00 P.M. at the City Council Chambers
826 N. Main St. – Cottonwood, Arizona

CALL TO ORDER & ROLL CALL

Vice Chairman Williams called the meeting to order at 6:00 p. m. Roll call was taken as follows:

Planning & Zoning Commission Members Present

Vice Chairman Robert Williams	Ray Cox
Thomas Narwid	Judd Wasden
Suzanne Poslaiko	Jean Wilder

Planning & Zoning Commission Members Absent

Chairman Ed Kiyler

Staff Members Present

Scott Ellis, Community Development Planner
Jim Padgett, Community Development Assistant Planner/Code Enforcement Coordinator
Christina Papa, Planning Technician, Recorder

APPROVAL OF MINUTES OF MAY 2, 2016-SPECIAL MEETING

Motion: *To approve the minutes of 5/2/2016-special meeting*

Made by: *Commissioner Wasden*

Second: *Commissioner Poslaiko*

Vote: *Unanimous*

CALL TO THE PUBLIC (NONE)

OLD BUSINESS

1. **DR 16-009 HIPPIE EMPORIUM-** Design Review approval request to repaint the exterior façade, including adding murals on the front of the building at 1123 N Main Street in Old Town. Address: 1123 N. Main Street. APN: 406-22-215A.

Owner: Selective Medical Staffing of Texas LLC. Agent: Marisa Gladen. Below is Ellis's report:

REQUEST:

The applicant is requesting Design Review approval to repaint exterior portions of an existing building, including adding murals at 1123 North Main Street in Old Town.

Applicant/Property Owner:

Marisa Gladen
1123 N. Main Street
Cottonwood, AZ 86326

BACKGROUND:

The above application request was presented to the Commission at a special meeting on May 2, 2016. The Commission *tabled* the request, asking the applicant to make changes to the front theme and colors. The applicant has resubmitted what they would now like to do; an Arizona sunset theme on the front exterior, a mural on the east side of the building, and cover the existing river rock with wood, or remove it.

The original request included repainting the front exterior river rock, and add a nostalgic "hippie" themed mural to the wall. This painting would be done by a professional artist. Some painting has already taken place, however, no approval by the city has been given at this time, therefore, a stop work order was issued and the painting has not been finished.

The extent and location of the painting and mural requires Design Review approval by the Planning & Zoning Commission. The property is located in the Old Town Historic District and sits adjacent to one of the oldest buildings in Old Town.

The attached pictures show examples of paintings already done by the artist, the current painting done to the front of the building, and the new proposal.

Vice Chairman Williams asked the applicant if they intended on covering up the existing windows, as the submittal showed no windows. Applicant responded that nothing would change with the windows, they would remain where they are. Commissioner Narwid mentioned that at the last meeting thought that the commission and applicant came close to an agreement on what direction we were going, and then the current submittal came in with the whole front painted. Commissioner Wasden mentioned that he would be very hesitant supporting anything tonight based on what was presented to the Commission, earlier this month we held a special session to look at this project and in my opinion last meeting you were to come back with something that was thought out, and this just looks like it was barely put together. Would like to see something more professionally put together, really liked the artists mural that was provided in tonight's presentation, but the beetle is not in the rendering is that going to be in there? Applicant yes, the artist couldn't get it in there in time for the meeting. The Commission wanted to hear what the Historic Preservation Commission had to say about the project. Commissioner Poslaiko agreed with Commissioner Wasden, and didn't feel comfortable with moving forward at this point. Vice Chairman Williams when we have these presentations we need, I feel, we have them

available in the Verde Valley area, graphic designers that do architectural renderings so that the Commission can really see how a project is going to look, I thought we were pretty clear on comments to you all a week ago, we wanted to have a completed presentation before we could really move forward with an approval, I really appreciate you moving the mural onto the side wall, when you talk about covering up the stone, are you going to put wood siding over it, we need more details to see how you are going to do that, having a hard time visualizing exactly what it will look like, did you talk to a contractor about the paint removal on the stone? Applicant responded yes we did and it seemed to be pretty costly so we thought that we would cover the stone with another material. Chairman Elinski from the Historic Preservation Commission was asked to provide the Commission with the discussion they had at their meeting on Wednesday May 11th. Chairman Elinski informed the Commission that they are just an advisory level Commission, and that they have no "teeth" to make any action on this project, the Historic Preservation Commission looked at this building in a historic context. Historic Preservation Commission discussed color, and the stone, and found themselves in the same position as the Commission tonight. The function of this building in its historical sense was built as a storage building for the retail store across the street. The stone on the front of the building is not considered historical, however, it does have local significance to the building. In general the Historic Preservation Commission thought that the rock was important to the building. Personally, I cannot tell anyone what they can and cannot paint on their building. Commissioner Cox; as a contractor do you have an estimate on what the cost of removal of paint from the rock? Chairman Elinski responded that it can be really costly, and you do not want to use something too abrasive to remove it as it will damage the stone, I would recommend a walnut shell, but we really don't have anything to compare that to. Commissioner Poslaiko asked Chairman Elinski that if the Historic Preservation Commission had it their way, they would want to preserve the stone. Chairman Elinski, we didn't go down the line and vote on what everyone wanted, because we really do not have the authority to do that. Vice Chairman Williams mentioned to Chairman Elinski; this building has been around a long time, and had various different uses, it was built cheaply, like the Tavern Hotel in Old Town there was some question regarding historical integrity, after so many changes were made. Chairman Elinski; correct it was never built really well, and it will never serve the purpose that it originally was built for, personally my point of historic preservation is not to put it in a glass case and suck the life out of it, what makes it locally significant is that it was the Mt. Hope Foods, I am open to new ideas, I would feel more comfortable if we had a more quality presentation. Commissioner Cox mentioned that he is still sad that the stone was painted on, and it is costly to remove it, not sure what they are proposing, how are they going to protect the rock when covering it up with something else? we don't have enough information at this point. Commissioner Narwid would like to see a fully integrated plan, paint choices, final decision of what you are going to make with the stone, and based on what the commission has mentioned and what Chairman Elinski mentioned, a decision is going to have to be made which way to go, and take into consideration all of the comments that were given tonight and last meeting on May 2, 2016, and come back with a definitive plan on how you are going to cover up the stone on the front if you decide to do that, should have a professionally or semi-professionally plan when you come back to the commission. Commissioner Wasden I know that you are frustrated, and it is not like this is a shining building in town, but we want a plan that compliments old town, it doesn't mean that you need to spend a lot of money, it has to be keeping with what is in Old Town, I am not opposed to vibrant colors but it has to be put together in a way that we can look at it to

know exactly what it is going to look like when it is on the building. What was presented tonight I don't feel like I could approve it, decide on what you guys want and put it together in a way that we can approve it. Commissioner Wilder agrees with her fellow Commissioners that it needs to be more definable, it is too bad that the stone was painted, would like to see something in sync with the colors in the mural, don't feel comfortable with what was presented. Vice Chairman Williams asked what they were going to do on the west side of the building, the back building, what about the little annexed building next to the mural, the submittal should show the whole project, over the next month work with someone professional and keep your artists mural, a designer can come with you to the next meeting and do the presentation, personally I enjoy color, but we need to see it all put together.

Motion: *In regards to DR 16-009 Hippie Emporium table this issue until an adequate presentation by the owners can be submitted to staff.*

Made by: *Commissioner Wasden*

Second: *Commissioner Wilder*

Vote: *Unanimous*

NEW BUSINESS (NONE)

DISCUSSION ITEMS

Vice Chairman Williams would like to add to next month's meeting a discussion item regarding senate bill 1350.

INFORMATIONAL REPORTS AND UPDATES (NONE)

There was a brief update/discussion in regards to the following, no action was taken, these were only for informational purposes.

ADJOURNMENT

Meeting adjourned at 7:09 p.m.